

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

The density transfer of a one acre building lot from a 3.1 acre parcel to a 93.31 acre farm parcel with one acre of the 3.1 acre parcel being reverted back to farm use and farm acre will remain the same.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm that we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

Legal Owner(s): Austin V. Calp
(Type or Print Name)
Signature Hazel E. Calp
Address 3010 Herndon Rd. 461-5150
City and State Woodstock MD 21163
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name Home
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of May, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of June, 1986, at 1:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL HEARING

2nd Election District
Case No. 86-515-SPH

LOCATION: 527 feet Northwest of Herndon Road, 2300 feet North of Offutt Court

DATE AND TIME: Tuesday, June 17, 1986, at 1:00 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petitioner for Special Hearing to approve the density transfer of a one-acre building lot from a 3.1 acre parcel to a 93.31 acre farm parcel with one acre of the 3.1 acre parcel being reverted back to farm use and farm acre will remain the same

Being the property of Austin V. Calp, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION FOR SPECIAL HEARING
527' NW of Herndon Road,
2300' N of Offutt Court
2nd Election District
Austin V. Calp, et ux
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-515-SPH

The Petitioners herein request a Special Hearing to approve the density transfer of property zoned R.C. 2; i.e., to transfer a one acre building lot (identified as a 1.15 acre parcel labeled "D" on the plan submitted and marked Petitioner's Exhibit 1) from a 3.1 acre parcel (the present home site identified as "C" and "D" on Petitioner's Exhibit 1), to a 93.31 acre farm parcel (identified as "A" and "B" on Petitioner's Exhibit 1), with that one acre of the 3.1 acre parcel ("D") being reverted to farm use and the farm acreage remaining approximately the same. The density transfer would permit the creation of a 1.00 acre parcel ("B").

Testimony by and on behalf of the Petitioners indicates that both pieces of property (the present home site and the farm) have been in common ownership since 1962. The owner has lived on the home site and farmed all of the tillable land on both pieces of ground. A tenant house exists on the farm. The Petitioners now wish to provide a building lot for a distant relative. The parcel identified as "D" on the plan has excellent soil for agricultural purposes but not good access for a building lot, whereas parcel "B" has poor soil content and is subject to the type of vandalism and dumping which would be detrimental to farming, yet would be a good building lot and is located on an existing private road.

There were no Protestants.

Pursuant to the advertisement, posting of property and public hearing and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, approval of the requested density transfer is within the spirit and intent of the R.C. 2 zoning regulations and, indeed, does foster conditions favorable to the continued agricultural use of the productive agricultural areas of Baltimore County by preventing incompatible forms and degrees of urban uses. Strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners and the health, safety and general welfare of the community will not be adversely affected, and, therefore, the requested approval of density transfer should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 11th day of July 1986, that the proposed density transfer of property as described above and illustrated on Petitioner's Exhibit 1, be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 11, 1986

Mr. & Mrs. Austin V. Calp
3010 Herndon Road
Woodstock, Maryland 21163

RE: Petition for Special Hearing
527' NW of Herndon Road
2300' N of Offutt Court
2nd Election District
Case No. 86-515-SPH

Dear Mr. & Mrs. Calp:

I have this date passed my Order in the above referenced Petition for Special Hearing in accordance with the attached.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
Deputy Zoning Commissioner

JMH:jbs

Attachments

cc: People's Counsel

DESCRIPTION FOR SPECIAL HEARING PROPERTY OF AUSTIN V. AND HAZEL CALP

Beginning at a pipe set on the southwest side of a private drive, 50 feet wide, said point being North 67° 49' West, 527 feet from the western right of way of Herndon Road (70 feet wide) and approximately 2300 feet north of Offutt Court and running the following courses and distances: South 0° 04' East, 533.19 feet, thence South 65° 00' West, 885.31 feet, thence South 25° 00' East, 200 feet to the north side of a 50-foot private road, thence running along the private road South 65° 00' West, 1363.46 feet, thence North 26° 55' West, 1802.6 feet to a stone, thence North 31° 07' East, 780.0 feet, thence North 8° 28' East, 1385 feet, thence South 0° 04' East, 375 feet, thence South 68° 04' East, 526 feet thence South 68° 04' East, 245 feet to the southwest side of the 50-foot private drive described in the beginning herein and running along a portion of said road South 67° 49' East, 306.4 feet to the point of beginning.

Containing 96.41 acres of land, more or less. Said acreage is comprised of a 3.1 acre parcel and the remainder of a 97.41 acre parcel from which certain conveyances have been made.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 29, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 29, 1986.

THE JEFFERSONIAN,

18 Kenton
Publisher

Cost of Advertising

27.50

86-515-SPH

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: May 22, 1986

Posted for: Special Hearing

Petitioner: Austin V. Calp, et ux

Location of property: 527' NW of Herndon Rd., 2300' N of Offutt Ct.

Location of Sign: NW corner of Herndon Rd. in front of subject property

Remarks:

Posted by: S. J. Kratochvil

Date of return: May 23, 1986

Number of Signs: 1

JUN 19 1987

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 10, 1986

Mr. Austin V. Calp
Mrs. Hazel E. Calp
3010 Herndon Road
Woodstock, Maryland 21163

RE: PETITION FOR SPECIAL HEARING
527' NW of Herndon Rd., 2300' N of Offutt Ct.
2nd Election District
Austin V. Calp, et ux - Petitioners
Case No. 86-515-SPH

Dear Mr. and Mrs. Calp:

This is to advise you that \$53.50 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021743

DATE: 6/17/86 ACCOUNT: (Paid with cash)

SIGN & POST RETURNED

AMOUNT \$ 53.50

RECEIVED FROM: Hazel Calp, 3010 Herndon Rd., Woodstock, MD. 21163

FOR: Advertising and Posting re Case #86-515-SPH

8 8075*****635014 3178F

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
527' NW of Herndon Rd., 2300' N of Offutt Ct., 2nd District : OF BALTIMORE COUNTY
AUSTIN V. CALP, et ux, : Case No. 86-515-SPH
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Austin V. Calp, 3010 Herndon Rd., Woodstock, MD 21163, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

June 3 19 86

**PETITION FOR
SPECIAL HEARING**
The Zoning Commission of Baltimore County, Maryland, is hereby notified that the following petitioners have filed a petition for a special hearing with the Zoning Commission of Baltimore County, Maryland, on the following date and time:
DATE AND TIME: Tuesday, June 3, 1986, at 1:00 p.m.
LOCATION: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.
The Zoning Commission of Baltimore County, Maryland, is hereby notified that the following petitioners have filed a petition for a special hearing with the Zoning Commission of Baltimore County, Maryland, on the following date and time:
DATE AND TIME: Tuesday, June 3, 1986, at 1:00 p.m.
LOCATION: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

IS TO CERTIFY, that the annexed advertisement of
Petition for Special Hearing

inserted in the following:
☐ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 31 day of May 1986, that is to say, the same was inserted in the issues of

May 29, 1986

PATUXENT PUBLISHING CORP.
By *[Signature]*

Mr. Austin V. Calp
Mrs. Hazel E. Calp
3010 Herwood Road
Woodstock, Maryland 21163

May 16, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
527' NW of Herwood Rd., 2300' N
of Offutt Ct.
2nd Election District
Austin V. Calp, et ux - Petitioners
Case No. 86-515-SPH

TIME: 1:00 p.m.

DATE: Tuesday, June 17, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 619902

DATE: 4/15/86 ACCOUNT: 01-615

AMOUNT: \$ 35.00

RECEIVED FROM: VINCENT B. METALLU, SR.

FOR: FILING FEE FOR SPECIAL HEARING - ITEM 373
AUSTIN V. CALP - PETITIONERS
B 8652 *****3500 \$ 6150F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner

Date: June 10, 1986

FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-515-SPH

In view of the subject of this hearing, this office has no comment.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:sim

86-515-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of May, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Austin V. Calp, et ux
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 29, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Austin V. Calp
3010 Herwood Road
Woodstock, Maryland 21163

RE: Item No. Item No. 373 - Case No. 86-515-SPH
Petitioner - Austin V. Calp, et ux
Special Hearing Petition

Dear Mr. and Mrs. Calp:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
JAMES F. DYER
Chairman
Zoning Plans Advisory Committee

JED:hsc
Enclosures

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MAY 21, 1986

Re: Zoning Advisory Meeting of April 29, 1986
Item # 373 AUSTIN V. CALP, et ux
Location: 527' NW of Herwood Rd., 2300' N. of Offutt Ct.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ The site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "B" level intersection as defined by 8111 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☐ Additional comments: [blank]

cc: James Howell

Eugene A. Soter
Chief, Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Austin V. Calp, et ux
Location: 527 ft. NW of Herwood Road, 2300 N. of Offutt Ct.
Item No.: 373 Zoning Agenda: Meeting of April 29, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☐ 1. Fire hydrants for the referenced property are required and shall be located at intervals of [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at [blank]

EXCEEDS the maximum allowed by the Fire Department.

- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☐ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Special Inspection Division Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

May 19, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 373 Zoning Advisory Committee Meeting are as follows:

Property Owner: Austin V. Calp, et ux
Location: 527 feet NW of Herwood Road, 2300 N. of Offutt Court
District: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 817-85, the Maryland Code for the Handicapped and Aged (A.H.C. 817-81 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- 1. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- 2. All the Groups except B-1 Single Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 107, Section 100.2 and Table 100.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- 3. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- 4. The requested variance appears to conflict with Section(s) [blank] of the Baltimore County Building Code.
- 5. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use [blank] to Use [blank] or to Mixed Use. [blank] Use Section 315 of the Building Code.
- 6. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill 817-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- 7. Comments: [blank]
- 8. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

4/27/86

[Signature]
Baltimore County
Building Plans Section

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 373, Zoning Advisory Committee Meeting of April 29, 1986

Property Owner: AUSTIN V. CALP, et ux

Location: 527' NW of Herwood Rd, 2300' N of Offutt Ct. District 2nd

Water Supply Private Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 431-3775, to obtain requirements for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

6/17/86
86-515-SPH
SS 20 1082 (1)

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- (X) Soil percolation tests (have been/need to be) conducted.
 - () The results are valid until
 - () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- (X) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until
- () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

Item No. 373

*Early Hearing
86-515-SPN
909*

March 28, 1985

Dear Zoning Commissioner:

About four months ago I went to the Zoning Department and discussed with one of the counter men, about transferring a parcel of land. Apparently, I must not have explained it clearly, because when we went back to apply four months later, we spoke to a woman in Zoning and she told us it would require a hearing.

Unfortunately, the land was to be given to my nephew so he could build him and his family a nice home. Unaware that a hearing was needed, he sold his house and had no contingencies in his sales agreement. He and his wife and their two children had to move in with his parents, and put all their furniture in storage.

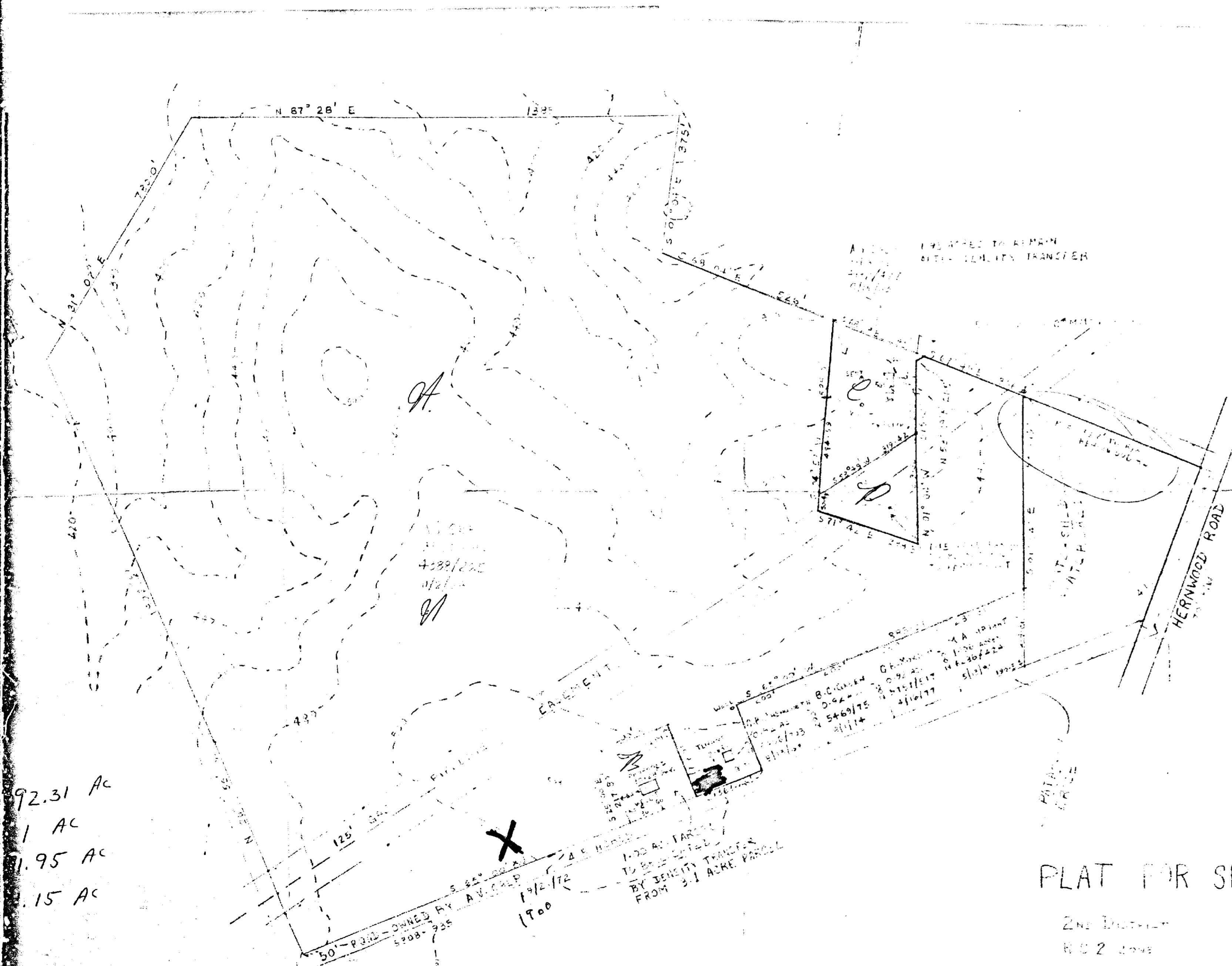
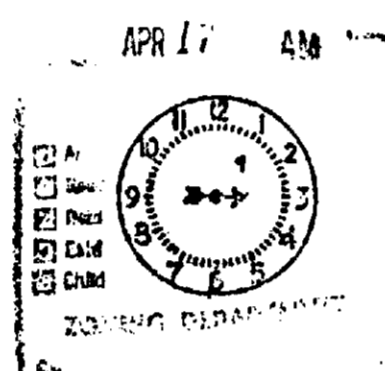
We are all hoping, if possible, to have a earlier hearing than the usual 90 days. Our intentions is in no way to jump ahead of anyone, but we are faced with a difficult circumstance. I also would like to thank your office personnel for their assistance in explaining the procedures required in filing for a special hearing. It was greatly needed. Thank you for your valuable time and effort.

Sincerely yours

Hamilton V. Calp, et al.

A. Virgil Calp

Re: Property on Hernwood Road



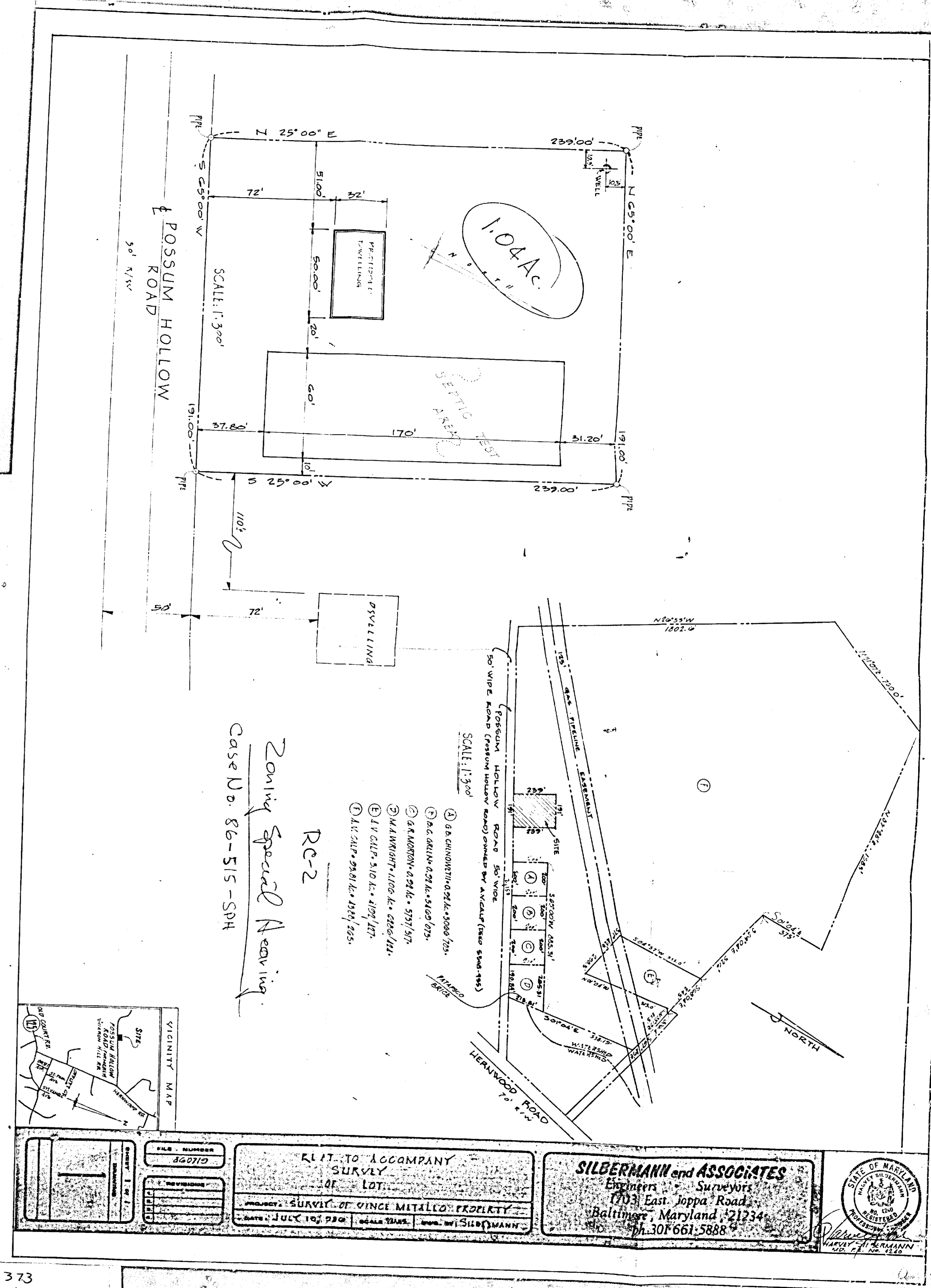
6-17-86
Hamilton V. Calp

PLAT FOR SPECIAL HEARING

2nd Edition
802 4000

Plat exhibit 1

373
Calp
86-515-SPN



Zoning Special Hearing
Case No. 86-515-SPN

RC-2

- 1. G.B. CHANDLER 0.02 AC. 5000' 100'
- 2. A.A. DALLIN 0.02 AC. 5100' 075'
- 3. G.B. MARRON 0.02 AC. 5171' 517'
- 4. A.M. MARRON 1.100 AC. 2200' 141'
- 5. J.V. CALP 5.10 AC. 4100' 127'
- 6. L.R. CALP 0.08 AC. 1500' 105'

FILE NUMBER 860710	PLAT TO ACCOMPANY SURVEY OF LOT	SILBERMAN and ASSOCIATES Engineers & Surveyors 1703 East Joppa Road Baltimore, Maryland 21234 Ph. 301 661-5888	
DATE JUL 10, 1986	SCALE 1" = 100'		

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

The density transfer of a one acre building lot from a 3.1 acre parcel to a 93.31 acre farm parcel with one acre of the 3.1 acre parcel being reverted back to farm use and farm acre will remain the same.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm that we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of May, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of June, 1986, at 1:00 o'clock

(over)

PETITION FOR SPECIAL HEARING

2nd Election District
Case No. 86-515-SPH

LOCATION: 527 feet Northwest of Hernwood Road, 2300 feet North of Offutt Court

DATE AND TIME: Tuesday, June 17, 1986, at 1:00 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petitioner for Special Hearing to approve the density transfer of a one-acre building lot from a 3.1 acre parcel to a 93.31 acre farm parcel with one acre of the 3.1 acre parcel being reverted back to farm use and farm acre will remain the same

Being the property of Austin V. Calp, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION FOR SPECIAL HEARING
527' NW of Hernwood Road,
2300' N of Offutt Court
2nd Election District
Austin V. Calp, et ux
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-515-SPH

The Petitioners herein request a Special Hearing to approve the density transfer of property zoned R.C. 2; i.e., to transfer a one acre building lot (identified as a 1.15 acre parcel labeled "D" on the plan submitted and marked Petitioner's Exhibit 1) from a 3.1 acre parcel (the present home site identified as "C" and "D" on Petitioner's Exhibit 1), to a 93.31 acre farm parcel (identified as "A" and "B" on Petitioner's Exhibit 1), with that one acre of the 3.1 acre parcel ("D") being reverted to farm use and the farm acreage remaining approximately the same. The density transfer would permit the creation of a 1.00 acre parcel ("B").

Testimony by and on behalf of the Petitioners indicates that both pieces of property (the present home site and the farm) have been in common ownership since 1962. The owner has lived on the home site and farmed all of the tillable land on both pieces of ground. A tenant house exists on the farm. The Petitioners now wish to provide a building lot for a distant relative. The parcel identified as "D" on the plan has excellent soil for agricultural purposes but not good access for a building lot, whereas parcel "B" has poor soil content and is subject to the type of vandalism and dumping which would be detrimental to farming, yet would be a good building lot and is located on an existing private road.

There were no Protestants.

527' NW of Hernwood Rd., 2300' N of Offutt Ct.
2nd Elec. Dist.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
527' NW of Hernwood Rd., 2300' N of Offutt Ct., 2nd District : OF BALTIMORE COUNTY
AUSTIN V. CALP, et ux, : Case No. 86-515-SPH
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Austin V. Calp, 3010 Hernwood Rd., Woodstock, MD 21163, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 10, 1986

Mr. Austin V. Calp
Mrs. Hazel E. Calp
3010 Hernwood Road
Woodstock, Maryland 21163

RE: PETITION FOR SPECIAL HEARING
527' NW of Hernwood Rd., 2300' N of Offutt Ct.
2nd Election District
Austin V. Calp, et ux - Petitioners
Case No. 86-515-SPH

Dear Mr. and Mrs. Calp:

This is to advise you that \$53.50 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 6/17/86 ACCOUNT: (B-1) with MD
SIGN & POST RETURNED
AMOUNT \$ 53.50
RECEIVED FROM: Hazel Calp, 3010 Hernwood Rd., Woodstock, MD. 21163
FOR: Advertising and Posting re Case #86-515-SPH
B BOTS*****635014 3178F
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 11, 1986

Mr. & Mrs. Austin V. Calp
3010 Hernwood Road
Woodstock, Maryland 21163

RE: Petition for Special Hearing
527' NW of Hernwood Road
2300' N of Offutt Court
2nd Election District
Case No. 86-515-SPH

Dear Mr. & Mrs. Calp:

I have this date passed my Order in the above referenced Petition for Special Hearing in accordance with the attached.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbs

Attachments

cc: People's Counsel

DESCRIPTION FOR SPECIAL HEARING PROPERTY OF AUSTIN V. AND HAZEL CALP

Beginning at a pipe set on the southwest side of a private drive, 50 feet wide, said point being North 67° 49' West, 527 feet from the western right of way of Hernwood Road (70 feet wide) and approximately 2300 feet north of Offutt Court and running the following courses and distances: South 0° 04' East, 533.19 feet, thence South 65° 00' West, 885.31 feet, thence South 25° 00' East, 200 feet to the north side of a 50-foot private road, thence running along the private road South 65° 00' West, 1363.46 feet, thence North 26° 55' West, 1802.6 feet to a stone, thence North 31° 07' East, 780.0 feet, thence North 8° 28' East, 1385 feet, thence South 0° 04' East, 375 feet, thence South 68° 04' East, 526 feet thence South 68° 04' East, 245 feet to the southwest side of the 50-foot private drive described in the beginning herein and running along a portion of said road South 67° 49' East, 306.4 feet to the point of beginning.

Containing 96.41 acres of land, more or less. Said acreage is comprised of a 3.1 acre parcel and the remainder of a 97.41 acre parcel from which certain conveyances have been made.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 29, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 29, 1986

THE JEFFERSONIAN,

18 Kenton
Publisher

Cost of Advertising

27.50

86-515-SPH

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd
Posted for: Special Hearing
Petitioner: Austin V. Calp, et ux
Location of property: 527' NW of Hernwood Rd., 2300' N of Offutt Ct.
Location of Sign: NW corner of Hernwood Rd. in front of subject property.
Remarks: S. J. Krato
Posted by: S. J. Krato
Number of Signs: 1
Date of Posting: May 22, 1986
Date of return: May 23, 1986

JUN 19 1987

**Office of
PATUXENT
Publishing Corp.**
10750 Little Patuxent Pkwy.
Columbia, MD 21044

June 3 19 86

**PETITION FOR
SPECIAL HEARING**
The Zoning Commission of Baltimore County, Maryland, is hereby notified that the following petitioners have filed a petition for a special hearing with the Zoning Commission of Baltimore County, Maryland, on the following date and time:
DATE AND TIME: Tuesday, June 3, 1986, at 1:00 p.m.
LOCATION: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.
The Zoning Commission of Baltimore County, Maryland, is hereby notified that the following petitioners have filed a petition for a special hearing with the Zoning Commission of Baltimore County, Maryland, on the following date and time:
DATE AND TIME: Tuesday, June 3, 1986, at 1:00 p.m.
LOCATION: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

IS TO CERTIFY, that the annexed advertisement of
Petition for Special Hearing

inserted in the following:
☐ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 31 day of May 1986, that is to say, the same was inserted in the issues of

May 29, 1986

PATUXENT PUBLISHING CORP.
By *[Signature]*

Mr. Austin V. Calp
Mrs. Hazel E. Calp
3010 Herwood Road
Woodstock, Maryland 21163

May 16, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
527' NW of Herwood Rd., 2300' N
of Offutt Ct.
2nd Election District
Austin V. Calp, et ux - Petitioners
Case No. 86-515-SPH

TIME: 1:00 p.m.

DATE: Tuesday, June 17, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 619902

DATE: 4/15/86 ACCOUNT: 01-615

AMOUNT: \$ 35.00

RECEIVED FROM: VINCENT B. METALLU, SR.

FOR: FILING FEE FOR SPECIAL HEARING - ITEM 373
AUSTIN V. CALP - PETITIONERS
B 8652*****35266 6158F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner

Date: June 10, 1986

FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-515-SPH

In view of the subject of this hearing, this office has no comment.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:sim

86-515-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of May, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Austin V. Calp, et ux
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 29, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Austin V. Calp
3010 Herwood Road
Woodstock, Maryland 21163

RE: Item No. Item No. 373 - Case No. 86-515-SPH
Petitioner - Austin V. Calp, et ux
Special Hearing Petition

Dear Mr. and Mrs. Calp:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
JAMES F. DYER
Chairman
Zoning Plans Advisory Committee

JED:hsc
Enclosures

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MAY 21, 1986

Re: Zoning Advisory Meeting of April 29, 1986
Item # 373 AUSTIN V. CALP, et ux
Location: 527' NW of Herwood Rd., 2300' N. of Offutt Ct.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ The site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Not comply with Baltimore County Landscape Manual, 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "B" level intersection as defined by 8111 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☐ Additional comments: [blank]

cc: James Howell

Eugene A. Soter
Chief, Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Austin V. Calp, et ux
Location: 527 ft. NW of Herwood Road, 2300 N. of Offutt Ct.
Item No.: 373 Zoning Agenda: Meeting of April 29, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☐ 1. Fire hydrants for the referenced property are required and shall be located at intervals of [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at [blank]

EXCEEDS the maximum allowed by the Fire Department.

- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☐ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Special Inspection Division Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

May 19, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 373 Zoning Advisory Committee Meeting are as follows:

Property Owner: Austin V. Calp, et ux
Location: 527 feet NW of Herwood Road, 2300 N. of Offutt Court
District: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 817-85, the Maryland Code for the Handicapped and Aged (A.H.A. 817-81 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- 1. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- 2. All the Groups except B-1 Single Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 107, Section 100.2 and Table 100.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- 3. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- 4. The requested variance appears to conflict with Section(s) [blank] of the Baltimore County Building Code.
- 5. When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use [blank] to Use [blank] or to Mixed Use. [blank] Use Section 315 of the Building Code.
- 6. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill 817-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- 7. Comments: [blank]
- 8. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

4/27/86

[Signature]
Baltimore County
Building Plans Section

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 373, Zoning Advisory Committee Meeting of April 29, 1986

Property Owner: AUSTIN V. CALP, et ux

Location: 527' NW of Herwood Rd, 2300' N of Offutt Ct District 2nd

Water Supply Private Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 431-3775, to obtain requirements for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

6/17/86
86-515-SPH
SS 20 1082 (1)

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- (X) Soil percolation tests (have been/need to be) conducted.
 - { } The results are valid until
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- (X) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

Item No. 373

*Early Hearing
86-515-SPN
909*

March 28, 1985

Dear Zoning Commissioner:

About four months ago I went to the Zoning Department and discussed with one of the counter men, about transferring a parcel of land. Apparently, I must not have explained it clearly, because when we went back to apply four months later, we spoke to a woman in Zoning and she told us it would require a hearing.

Unfortunately, the land was to be given to my nephew so he could build him and his family a nice home. Unaware that a hearing was needed, he sold his house and had no contingencies in his sales agreement. He and his wife and their two children had to move in with his parents, and put all their furniture in storage.

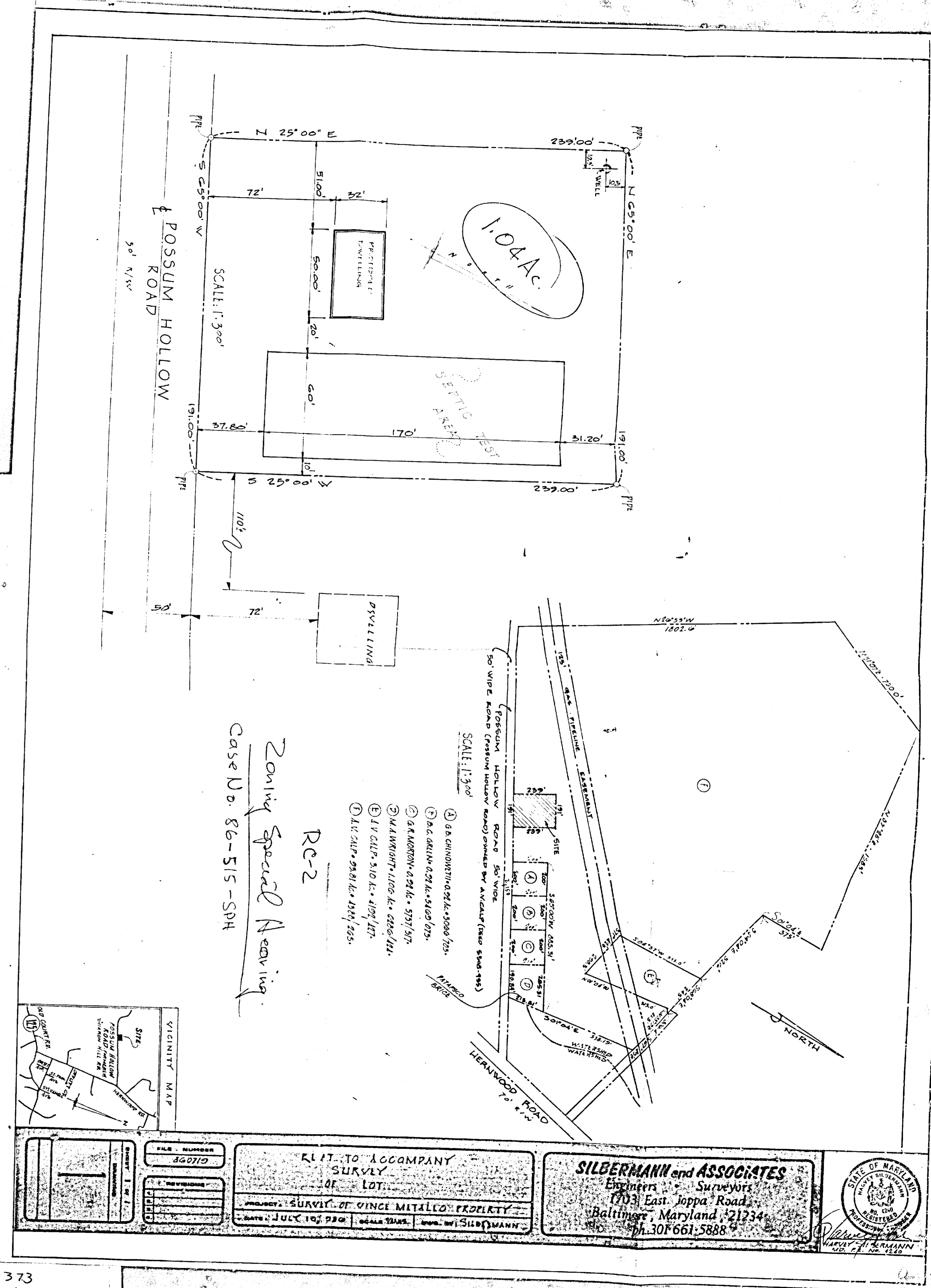
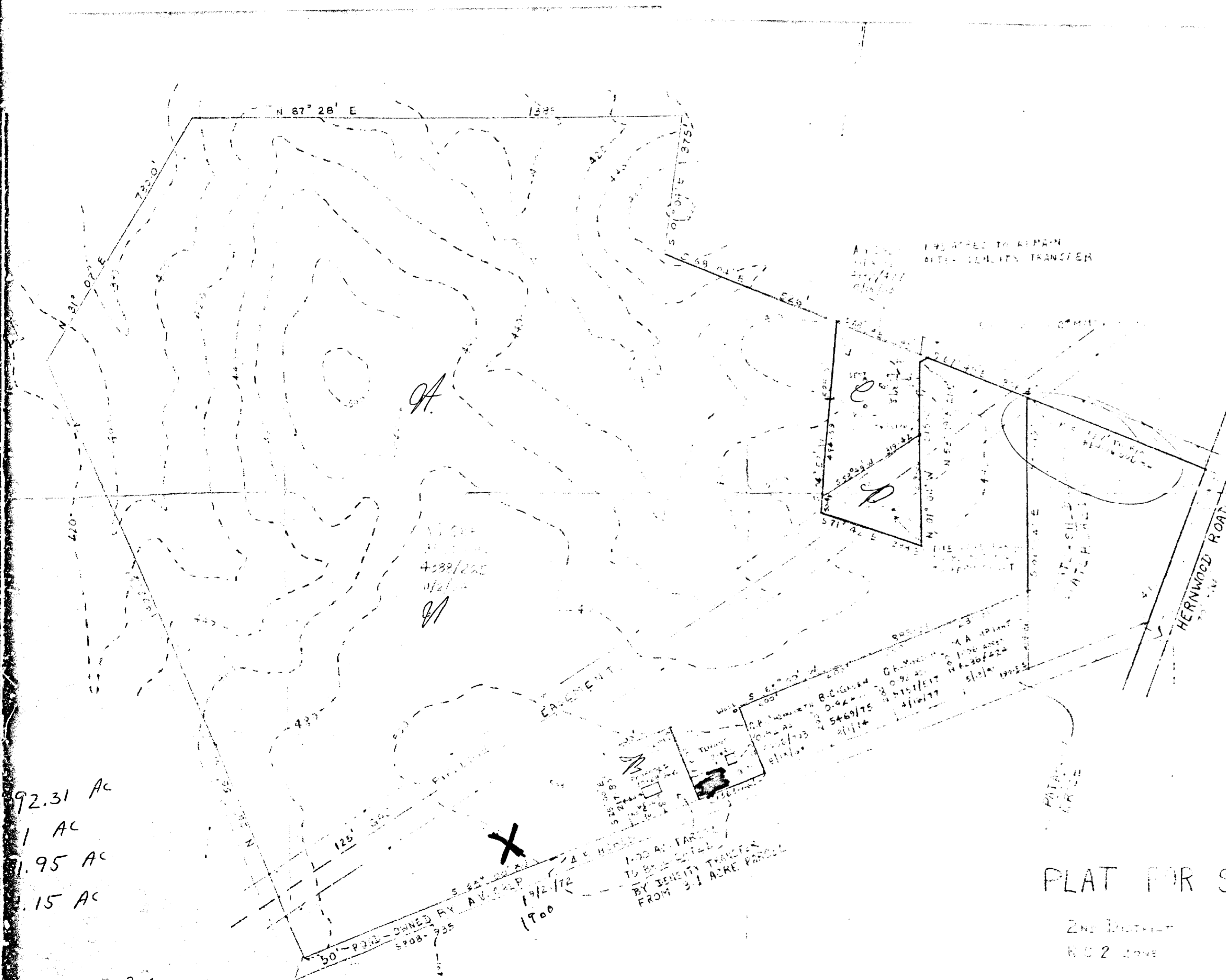
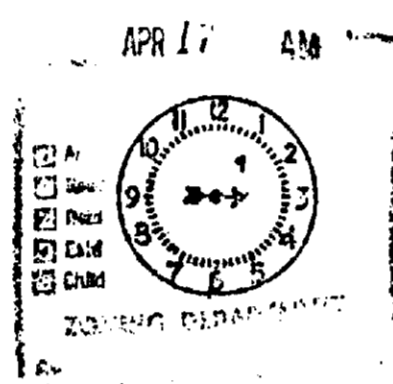
We are all hoping, if possible, to have a earlier hearing than the usual 90 days. Our intentions is in no way to jump ahead of anyone, but we are faced with a difficult circumstance. I also would like to thank your office personnel for their assistance in explaining the procedures required in filing for a special hearing. It was greatly needed. Thank you for your valuable time and effort.

Sincerely yours

Hamilton V. Calp, et al.

A. Virgil Calp

Re: Property on Hernwood Road



373
Calp
86-515-SPN

Plat exhibit 1